101.0	0005	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	765,800 / 765,800
					USE VALUE:	765,800 / 765,800
					ASSESSED:	765,800 / 765,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS LILLIAN L/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	23 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROOKS LILLIAN L -
Owner 2:	-
Street 1:	23 TOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .182 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Vinyl Exterior and 2396 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7940.000	305,100		460,700	765,800
Total Card	0.182	305,100		460,700	765,800
Total Parcel	0.182	305,100		460,700	765,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.62 /Parcel: 319.62

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 65351

GIS Ref

GIS Ref

Insp Date 11/20/19

!8112!

PREVIOUS ASSESSMENT

Parcel ID 101.0-0005-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	305,100	0	7,940.	460,700	765,800		Year end	12/23/2021
2021	101	FV	293,400	0	7,940.	460,700	754,100		Year End Roll	12/10/2020
2020	101	FV	293,400	0	7,940.	460,700	754,100	754,100	Year End Roll	12/18/2019
2019	101	FV	275,100	0	7,940.	467,300	742,400	742,400	Year End Roll	1/3/2019
2018	101	FV	268,200	0	7,940.	348,800	617,000	617,000	Year End Roll	12/20/2017
2017	101	FV	268,200	0	7,940.	315,900	584,100	584,100	Year End Roll	1/3/2017
2016	101	FV	268,200	0	7,940.	302,800	571,000	571,000	Year End	1/4/2016
2015	101	FV	221,900	0	7,940.	256,700	478,600	478,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:45:20

LAST REV

Date	Time
04/06/21	10:39:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8112

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS LILLIAN	68850-546		2/1/2017	Convenience	1	No	No		Laura Ann Elda Brooks- remainder
	14832-29		12/1/1982		113,000	No	No		Lewis M Brooks Jr dod 6/15/2008

USER DEFINED

Prior Id # 1:	65351
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2017	1565	New Wind	3,100	C				
11/7/1997	691	Manual	4,225					WHEELCHAIR RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2019	Meas/Inspect	DGM	D Mann
8/7/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	336	PATRIOT
10/26/1999	Inspected	267	PATRIOT
10/22/1999	Measured	256	PATRIOT
7/25/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7940		Sq. Ft.	Site		0	70.	0.83	5									460,742						460,700	

Total AC/HA:	0.18228	Total SF/SM:	7940	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	460,742	Spl Credit		Total:	460,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.21879745
Const Adj.:	0.99495000
Adj $ / SQ:	121.264
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374829
Depreciation:	69718
Depreciated Total:	305111

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

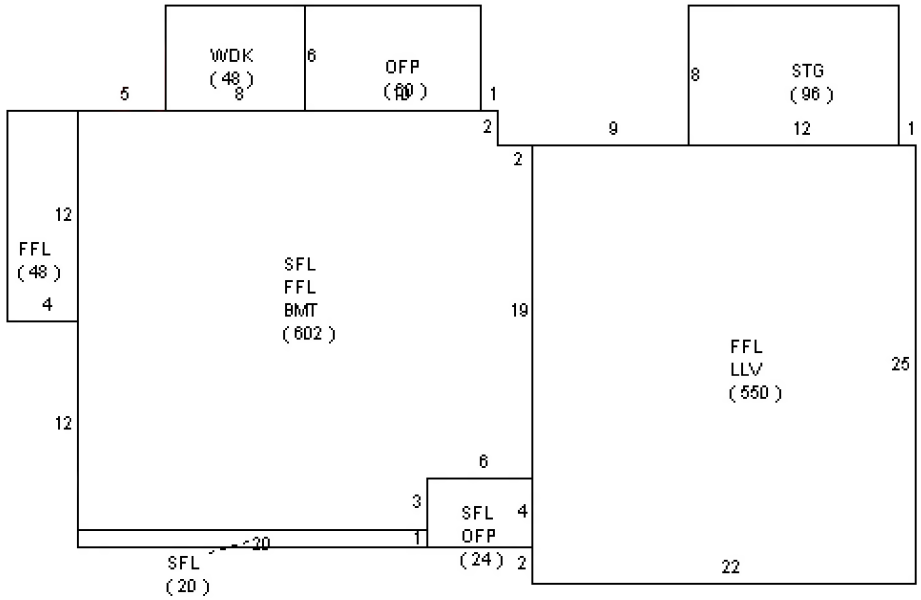
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	121.26
Special Features:	0	Val/Su Net:	94.58
Final Total:	305100	Val/Su SzAd	165.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,200	121.260	145,517
SFL	Second Floor	646	121.260	78,337
BMT	Basement	602	36.380	21,900
LLV	Lower Level	550	76.400	42,018
STG	Storage	96	8.040	772
OFP	Open Porch	84	35.960	3,021
WDK	Deck	48	15.920	764
	Net Sketched Area:	3,226	Total:	292,329
Size Ad	1846	Gross Area	3226	FinArea 2396

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0005-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: